172.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,300 / 749,300
					USE VALUE:	749,300 / 749,300
					ASSESSED:	749,300 / 749,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BINA JAMES C JR & DIANA
Owner 2:	
Owner 3:	
Street 1:	16 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	308,900	3,300	437,100	749,300
Total Card	0.156	308,900	3,300	437,100	749,300
Total Parcel	0.156	308,900	3,300	437,100	749,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.22 /Parcel: 350.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,900	3300	6,816.	437,100	749,300		Year end	12/23/2021
2021	101	FV	299,400	3300	6,816.	437,100	739,800		Year End Roll	12/10/2020
2020	101	FV	299,500	3300	6,816.	437,100	739,900	739,900	Year End Roll	12/18/2019
2019	101	FV	239,700	3300	6,816.	430,900	673,900	673,900	Year End Roll	1/3/2019
2018	101	FV	239,700	3300	6,816.	331,000	574,000	574,000	Year End Roll	12/20/2017
2017	101	FV	239,700	3300	6,816.	312,200	555,200	555,200	Year End Roll	1/3/2017
2016	101	FV	239,700	3300	6,816.	287,300	530,300	530,300	Year End	1/4/2016
2015	101	FV	226,000	3300	6,816.	268,500	497,800	497,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14380-294		8/1/1981		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1423	Re-Roof	4,554					Repair rolled roof

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
5/13/2000	Inspected	197	PATRIOT
12/10/1999	Measured	256	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	70.	0.92	6									437,137						437,100	

PRINT

Date	Time
12/30/21	16:43:15

LAST REV

Date	Time
08/13/19	09:47:22
apro	

User Acct: 113923

GIS Ref:

GIS Ref:

Insp Date: 11/29/18

!13310!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.15647	Total SF/SM:	6816	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,137	Spl Credit		Total:	437,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29239821
Const Adj.:	0.98010004
Adj $ / SQ:	171.002
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419743
Depreciation:	110812
Depreciated Total:	308931

COMMENTS

OF=BMT TOILET SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

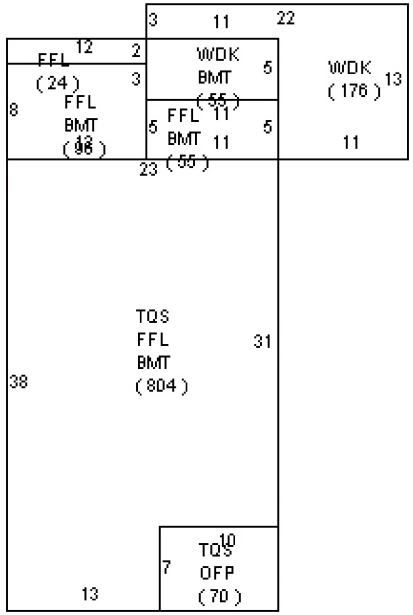
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.00
Special Features:	0	Val/Su Net:	104.85
Final Total:	308900	Val/Su SzAd	188.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,010	67.970	68,653
FFL	First Floor	979	171.000	167,411
TQS	3/4 Story	656	171.000	112,092
WDK	Deck	231	10.120	2,339
OFP	Open Porch	70	39.270	2,749

Net Sketched Area:	2,946	Total:	353,244
Size Ad	1634.5	Gross Area	3164	FinArea	2140
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1950	24.75	T	50	101			2,500			2,500
7	Pool A-C	D	Y	1	20	A	AV	1986	53.13	T	26.4	101			800			800

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300